



COMMONWEALTH of VIRGINIA

L. Preston Bryant, Jr.
Secretary of Natural Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221-0311

September 28, 2009

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

Chris Caperton
Laurel Hill Project Coordinator
Department of Planning and Zoning
County of Fairfax
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035

RE: Laurel Hill Adaptive Reuse Site
D.C. Workhouse and Reformatory Historic District
Lorton, Fairfax County

Dear Mr. Caperton:

I appreciate your meeting with Audrey Tepper of the National Park Service and myself on July 27, 2009 to tour the reformatory and penitentiary portion of the D.C. Workhouse and Reformatory Historic District, which is the subject of the proposed Master Plan for the Laurel Hill Adaptive Reuse Site. The purpose of our site visit was to understand more fully the property, its historic character and resources, and how they would be addressed in the redevelopment of the site.

I continue to believe that the property is well suited to participate in the state and federal rehabilitation tax credit programs, which provide significant financial incentives for rehabilitation of properties that is consistent with the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. As you know, these programs are administered by NPS at the federal level and DHR at the state level. Staff at both agencies work with project applicants to ensure that the scope of rehabilitation will meet the *Standards*. In complex projects such as the redevelopment of Laurel Hill, it is important for a project applicant to work with NPS and DHR from early in the process so to identify and address any potential issues with the work as envisioned. To that end, I appreciate that your office has provided DHR with the draft Master Plan, and revisions, so that we may provide general guidance about the plan as it evolves.

Administrative Services
10 Courthouse Avenue
Petersburg, VA 23803
Tel: (804) 862-6416
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Ave.
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way, 2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Roanoke Region Office
1030 Penmar Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

While we cannot provide formal or definitive comments on the tax credit project until a comprehensive scope of work has been submitted in the form of a Part 2, "Description of Rehabilitation," application, I believe that with continued dialog and refinement of the plans, the work can meet the *Standards* and therefore achieve certification for the rehabilitation tax credit programs.

Our site visit provided a better understanding of the use and evolution of the property, and what is anticipated for its many historic resources. Of particular interest is the information you shared about the development of the area outside of the penitentiary walls that has recently served as a community ball field. Development of this area was addressed in DHR's letter of May 29, 2009. Since the property was listed in the National Register of Historic Places on February 16, 2006, new information has come to light about the historic use of this area of the property. According to historic maps and photographs, the area was initially open space and then served as a general recreational area toward the end of the period of significance, which extends from 1910 to 1961. Because this area provided necessary recreational and open space, it is important for that character and use to be retained. However, based on the information provided, the ball field as currently exists and use of this area exclusively for that purpose appears to be a development that occurred after the end of the period of significance for the property. I encourage the County to amend the National Register nomination to reflect this new understanding, as it provides important information on the evolution of the property. DHR and NPS advise the County that an open space and recreational area should be retained, as this would be consistent with the use and character of the property. Appropriate new construction may be sited at the perimeter or adjacent to the open space, and will be subject to review and approval by DHR and NPS.

We look forward to further in-depth discussion with the County on this, and other issues including retention of the historic prison walls, new construction within the penitentiary and at the north entrance, demolition of contributing buildings on the property, and the treatment of interior spaces. This is certainly not the extent of work that will be reviewed in the context of the project, but they are important aspects of the rehabilitation that must be executed carefully and within the parameters of the *Standards*.

Should you have any questions or need additional information, please do not hesitate to contact me at (804) 367-2323, extension 110, or by email at Elizabeth.Tune@dhr.virginia.gov.

Sincerely,



Elizabeth B. Tune
Manager
Office of Preservation Incentives

C: Marc Holma, DHR
Audrey Tepper, NPS